

North Carolina Appraisal Board NEWSLETTER

Volume 35, Number 2

CALENDAR

2025 Meeting Schedule

October 28, 2025
December 9, 2025

All meetings are conducted at the North Carolina Appraisal Board building located at 5830 Six Forks Road, Raleigh, unless otherwise noted.

The agenda is posted to the Board's website at least 48 hours prior to the start of the meeting.

The mission of the North Carolina Appraisal Board is to protect consumers of real estate services provided by its licensees by assuring that these licensees are sufficiently trained and tested to assure competency and independent judgment. In addition, the Board will protect the public interest by enforcing state law and Appraisal Board rules to assure that its licensees act in accordance with professional standards and ethics.

The North Carolina Appraisal Board believes that the appraisal profession should reflect the diversity of our State. To further this mission, the Board is dedicated to expanding diversity and inclusivity in the profession by removing barriers that limit the opportunities of any qualified individual to become an appraiser.

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Upcoming Observed Holidays

November 11, 2025 - Veteran's Day
November 27-28, 2025 - Thanksgiving





BOARD MEMBERS

Chair of the Board
Claire M. Aufrance, Greensboro
Certified General Appraiser

Vice-Chair of the Board
Mike Warren, Beaufort
Certified Residential Appraiser

Sarah J. Burnham, Hickory
Public Member

Lynn Carmichael, Arden
Certified General Appraiser

Darius R. Chase, Waxhaw
Banking/AMC Member

Marcella D. Coley, Boone
Certified Residential Appraiser

Jack C. (Cal) Morgan, III, Wilmington
Certified General Appraiser

Viviree Scotton, Chapel Hill
Certified Residential Appraiser

H. Clay Taylor, III, Raleigh
Public Member



APPRAISER COUNT

as of August 31, 2025

Trainees	409
Licensed Residential	132
Certified Residential	1,717
Certified General	1,301
Total	3,559

AMC COUNT

as of August 31, 2025

131

APPRAISER EXAMINATION RESULTS

May 1, 2025 - August 31, 2025

<i>Examination Type</i>	<i>Total</i>	<i>Passed</i>	<i>Failed</i>
Licensed Residential	1	1	0
Certified Residential	11	7	4
Certified General	5	3	2

NCAB STAFF

Donald T. Rodgers, Executive Director
Brandy M. March, Deputy Director
Jeffrey H. Davison, Investigator
Randall L. Echols, Investigator
Frank D. Fleming, Investigator
Mindy M. Sealy, Office Manager
Sarah M. Whitenack, Licensing Specialist

Sondra C. Panico, Special Deputy Attorney
General and Counsel to the Board

BOARD APPOINTMENTS

Governor Josh Stein has reappointed Claire M. Aufrance to the Appraisal Board for a three-year term ending on June 30, 2028. Ms. Aufrance is a graduate of the University of North Carolina at Chapel Hill and began her appraisal career immediately following graduation in 2002. She is a Certified General Appraiser residing in Guilford County, and is a MAI and SRA, a member of the IRWA, ASFMRA, and a Realtor, and is a Principal Member of the Real Estate Counseling Group of America. She was president of the NC Chapter of the Appraisal Institute in 2016 and is currently a member of the Appraisal Journal Editorial Board in addition to being Vice Chair of the Appraisal Institute Professional Standards and Guidance Committee. She and her husband, Jeremy, have two college-age children.

BOARD ELECTS OFFICERS

Claire M. Aufrance of Greensboro has been elected Chair of the Appraisal Board for 2025-2026. Governor Roy Cooper first appointed Ms. Aufrance to the Board in 2019.

Michael R. Warren of Beaufort has been elected Vice-Chair of the Appraisal Board for 2025-2026. Governor Roy Cooper first appointed Mr. Warren to the Board in 2018.

STAFF UPDATE

Sarah Whitenack began working as a Licensing Specialist in May 2025. Her primary responsibilities include addressing public inquiries and providing guidance to appraisers during their application process as well as issuing various licensure types. Ms. Whitenack is a graduate of Virginia Tech where she received a Bachelor of Science in Education. She also holds a Master in Education as well as a NC real estate license. Ms. Whitenack has years of experience providing support to members and clients. She resides in Raleigh with her children and dogs.

Appraising News From Other Agencies

Appraisal Subcommittee Update

Frederick Griefer has been named the acting Executive Director for the Appraisal Subcommittee.

Fannie Mae Update

You can find Fannie Mae's list of Frequently Asked Questions pertaining to the new Uniform Appraisal Dataset (UAD) [here](#).

The Appraisal Foundation is debuting a new podcast series called USPAP Talk. Check out all of their podcasts [here](#).

New! Appraisal Standard Board [USPAP Q&A's](#) (July 10, 2025)

Valuation Bias and Fair Housing Laws and Regulations

Course Requirements



Effective June 1, 2025, every current trainee, licensee, and certificate holder is required to complete a course which meets the content requirements of the Valuation Bias and Fair Housing Laws and Regulations, as set forth in the Real Property Appraiser Qualifications Criteria, every continuing education cycle. The course must be at least seven-hours the first time a trainee, licensee, or certificate holder completes the requirement, and it must be completed by May 31, 2027.

Any courses related to Valuation Bias and Fair Housing Laws and Regulations taken prior to June 1, 2025, DO NOT meet this requirement. For a list of Board approved courses, please click [here](#). Any licensee or certificate holder who intends to upgrade their credential after January 1, 2026, should take the qualifying education version (seven-hour, plus one hour exam) to avoid having to retake the course or take the course exam prior to upgrading.

Beginning January 1, 2026, all new trainee applicants and all registered trainees will be required to complete the qualifying education version (seven-hour, plus one hour exam) prior to issuance of a trainee credential or upgrade.

PRACTICAL APPLICATIONS OF REAL ESTATE APPRAISAL (PAREA)

Effective January 1, 2026, the Board will start accepting applications from individuals who have successfully completed either the Licensed Residential or Certified Residential Practical Applications of Real Estate Appraisal Program (PAREA). Individuals seeking certified residential status through a PAREA program are required to submit fifteen (15) residential appraisal demonstration reports with their application. Board staff will randomly review five (5) of these reports for compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) in order for the applicant to be given experience credit.

Note: It is not required that the PAREA program be completed after this date. An applicant may have successfully completed the program prior to this date; however, they would be unable to apply for licensure or certification until January 1, 2026.

Please visit The Appraisal Foundation's [website](#) for further details.

Rule Changes - Effective December 31, 2025

Below is a summary of the rule changes, which were adopted by the Board on April 19, 2022, that will go into effect on December 31, 2025.

21 NCAC 57A .0201

Qualifications for Trainee Registration and Appraiser Licensure and Certification

1. Adds information regarding the Practical Applications of Real Estate Appraisal (PAREA).
2. Applications are voided when an applicant fails to submit requested information within 90 days and allows an applicant to withdraw their application any time prior to final action being taken.

21 NCAC 57A .0405

Appraisal Reports

1. Removes the seal requirement.

21 NCAC 57A .0407

Supervision of Trainees

1. Allows for Practical Applications of Real Estate Appraisal (PAREA) experience.
2. Removes the restriction on certified residential appraisers applying to supervise a third trainee.
3. Removes the requirement that a trainee must perform 75% of the work to claim experience credit.
Note: The rule stating only one trainee may receive credit for providing assistance on a report is still in effect.
4. Amends the inspection requirement for trainees from first 50 reports or 1,500 hours to 25 reports or 750 hours, whichever comes first.
5. Amends the experience log requirements to mirror the log form.

21 NCAC 57A .0601

Experience Credit to Upgrade

1. Allows for Practical Applications of Real Estate Appraisal (PAREA) experience.

21 NCAC 57A .0604

Types of Appraisal Experience

1. Allows for demonstration appraisals with no restriction on the amount.
2. Removes condemnation as a type of experience credit and its definition.
3. Removes the requirement that a trainee must perform 75% of the work to claim experience credit.
Note: The rule stating only one trainee may receive credit for providing assistance on a report is still in effect.
4. Removes the definition of supervising appraiser's review.

21 NCAC 57A .0605

Reporting Appraisal Experience

1. Adds information regarding Practical Applications of Real Estate Appraisal (PAREA).
2. Amends the experience log requirements to mirror the log form.

Like the NC Real Estate Commission, the NC Appraisal Board regularly receives complaints against licensees who may have communicated in an unprofessional manner with members of the public, either in person, over the phone, or online. The following article was originally written by Nicholas Smith for the North Carolina Real Estate Commission and was published in its Real Estate Bulletin dated September 2020. We have made modifications to the content in order for it to be applicable to NC Appraisers.

The Board regularly receives complaints against appraisers caused, at least in part, by a lack of professionalism in their communications. These complaints are often a result of appraisers who have acted angrily or aggressively, communicated threats, made personal attacks or who made rude or vulgar comments in person, over the phone, or online.

Social media, texting, and email are a part of everyday life, both professional and personal. The conduct of the real estate appraisal business can also be extremely fast-paced and is increasingly handled electronically. Appraisers can now text, email, and post “on-the-fly,” leading to communications that, in hindsight, might have been better phrased or simply better left unsaid. Responding to a text, email or social media post in anger or frustration can often exacerbate a problem in a transaction instead of reducing tensions.

Social media like Facebook and X began as platforms for personal interactions. These platforms and those like them are now used both for personal activities and for advertising and branding professional services. Increasingly, the Board is receiving complaints about appraisers posting offensive content on social media. Posts that someone may consider offensive (e.g. discriminatory, political, angry rants, etc.) may not only damage your business and reputation but may lead to complaints with consumer websites, professional groups or associations, your firm, and the Board.

Of course, not all these complaints are actionable. Appraisers are entitled to express their opinions and political beliefs. Being rude is generally not enough to constitute a violation of the NC Appraisers Act or Board rules. On the other hand, the Board may take disciplinary action against an appraiser who is unworthy to act as an appraiser in a manner as to endanger the public interest. This could include conduct such as threatening physical harm or violence.

As appraisers continue to expand their use of social media to network and promote their businesses, appraisers should carefully consider the effect of their online presence, particularly on professional pages. A firm may also consider using written office policies to address their appraiser’s conduct in communicating in person and online. The Board expects registrants, licensees, and credentialed appraisers to be professional, so be mindful of what you say and how you say it. Keep in mind, as a North Carolina appraiser, you are a representative for all appraisers in our state.

Trainee Corner

Work Product Review

As part of the application review process, staff randomly selects at least five (5) appraisal reports for review with two (2) of the reports requiring a full workfile submission in order to ensure USPAP compliance, significant assistance, and otherwise validate claimed experience. Selected reports cover the entire training period and review various approaches to value (when available) and property types.

Staff do not perform review appraisals on the reports, but are examining them to ensure they are minimally USPAP compliant. Some of the things being reviewed include whether or not the client and intended user(s) were identified; the approaches to value used and/or the lack thereof explained properly; whether the scope of work was summarized; and whether the report summarized the applicant's extent of significant real property appraisal experience.

During the work product review process, the applicant must submit a true and accurate copy of the report that was sent to the client (this does not apply for demonstration reports). If an applicant sends in a report that was not the same report sent to the client (when a client engaged the appraiser or their supervisor) it may be deemed as any of the following: making a false or fraudulent representation, or a willful or negligent misrepresentation, or a willful or negligent omission of material fact, or improper, fraudulent, or other dishonest conduct, which could be grounds for disciplinary action. Staff may reach out to clients to obtain a copy of the appraisal report during the work product review process and compare it to the applicant's submission, especially when a concern arises.

Supervisor/Trainee Course

The supervisor trainee course has been revamped. Current supervisory appraisers are encouraged to take the updated version, which can count towards the continuing education requirement. A certified appraiser seeking to become a supervisor must have taken the supervisor/trainee course on or after January 1, 2015; however, it must have also been taken after the appraiser received their certification.

Example: An individual took the supervisor/trainee course to receive their trainee registration in 2018. They upgraded to certified residential status on March 15, 2020. The individual must have taken a supervisor/trainee course after March 15, 2020, in order to be eligible as a supervisor, plus meet all other supervisor requirements.



COMING SOON

Board staff are working on redesigning the NCAB website. In addition, staff are creating short video clips to place on the updated website which will provide an in-depth overview of processes and answer some of the more frequently asked questions.



The North Carolina Appraisal Board congratulates the following individuals and appraisal management companies on obtaining licensure or registration between May 1, 2025 and August 31, 2025.

Registered Trainee

Kelley E. Ambersely Ray, *Autryville*
Felisa G. Collazos, *Charlotte*
Kevin J. Conley, *Charlotte*
Kya N. Cook, *Greensboro*
Jalea A. Culliver, *Durham*
David A. Deutsch, *Mount Pleasant*
Richard G. Duff, *Asheville*
Lisa A. Edwards, *Greensboro*
Kurt C. Geller, *Wilmington*

Stephen L. Gerko, *Huntersville*
Samuel W. Gordon, Jr., *Spring Lake*
Linda A. Harte, *Aberdeen*
Keith G. Johnson, *Four Oaks*
Holden K. Kelly, *Vale*
Taulanda S. McKinzie, *Moncure*
Stephen E. Rowlette, *Wake Forest*
Laurel Solorzano, *Raleigh*
James T. Staton, *Kenly*

Laura S. Stevens, *Wilmington*
Adam K. Strickland, *Fayetteville*
Charley C.I. Strickland, *Wilmington*
Chelci L. Sutton, *Raleigh*
David S. Towsley, *Jacksonville*
Shutao Wang, *Fletcher*
Phoenix I. Watford, *Lake Toxaway*
William A. Walker, *Winston-Salem*
Derek A. Yohn, *Jamestown*

Licensed Residential

Jo Anne M. Gallant, *Kill Devil Hills*

Majadi L. Hughes, *Mount Holly*
Krysten D. Jackson, *Winston-Salem*

Sabry Janette Sanderson, *Supply*
Tawny L. West, *Westlake, OH*

Certified Residential

Daniel B. Backer, *Melbourne, FL*
Daniel A. Berry, *Greensboro*
Joseph D. Bevan, *Lynchburg, VA*
Whitney L. Breedlove, *Fuquay-Varina*
Dylan H. Campfield, *Pineville*
Jared A. Dahl, *Charlotte*
Michael A. Facendo, *Plantation, FL*

James A. Harris, *Houston, TX*
John C. Hayes, *Raleigh*
David W. Johnson, *Wake Forest*
Stephen D. Payne, *Sarasota, FL*
Anthony D. Porter, *Murrieta, CA*
Albert P. Ridge, *Fuquay-Varina*
TY W. Shatzer, *Dillsburg, PA*

Rachel R. Short, *Venice, FL*
James G. Singleton, *Myrtle Beach, SC*
Zana Stuikiene, *Atco, NJ*
Carol L. Trice, *Lakewood Ranch, FL*
Russel J. Turner, *Elizabeth City*
Dale J. Watson, *Suwanee, GA*

Certified General

Chandler G. Barton, *Houston, TX*
Michael K. Bernstein, *Tucson, AZ*
Crystal Brooks, *Knoxville, TN*
Morgan L. Clary, *Nashville, TN*
Megan M. Delaney, *Westbury, NY*
Titus J. Dorsey, *Sarasota, FL*
Trevor C. Dunn, *Mount Pleasant, SC*
John T. Farrell, *Arlington, VA*
Kaitlyn Hennessy, *Charleston, SC*
Christopher R. Hobbs, *Horsham, PA*
Allen P. Hunt, *Wilmington*
Kristen M. Johnson, *Tifton, GA*
Andrew N. Johnstone, *Jacksonville, FL*

Laine E. Kratt, *Fayetteville*
Kent K. Krause, *Jefferson City, MO*
James N. Kuhns, *Tifton, GA*
Julie M.F. Lemonds, *Huntersville*
Kimberly A. Lorenz, *Smithfield, VA*
George J. Lovett, *Middleburg, FL*
Nicholas E. Lukacs, *Decatur, GA*
Marshall P. McArdle, *Charlotte*
Jeffrey S. McCormick, *Virginia Beach, VA*
Ryan E. Monroe, *Altamonte Springs, FL*
Sue B. Parsons, *Charlotte*
Matthew G. Pattison, *Duxbury, MA*
Matthew B. Pridgen, *Atlanta, GA*

Krista M. Reed, *Houston, TX*
Torry L. Revels, *Hays*
John A. Ritger, *Decatur, GA*
Aaron M. Romero, *Houston, TX*
Paul T. Ryll, *Greenville, SC*
Shane J. Santini, *Hapeville, GA*
Jacob B. Sieve, *Minneapolis, MN*
Christian M. Smith, *Upper Arlington, OH*
Peter T. Sullivan, *Hingham, MA*
Mark E. Tekirian, *West Chester, PA*
Virginia Traynham, *Myrtle Beach, SC*
Adam J. Weber, *Ossining, NY*
Mark N. Wigler, *Fort Lauderdale, FL*

APPRAISAL MANAGEMENT COMPANY

Coastal Valuations, LLC
Purity Valuation, LLC
Signature Valuation Management Inc.
Tamarisk Appraisals LLC
ValuationNEXUS, LLC

DISCIPLINARY ACTIONS

The following is a summary of recent disciplinary actions taken by the Appraisal Board. This is only a summary; for brevity, some of the facts and conclusions may not have been included. Because these are summaries only, and because each case is unique, these summaries should not be relied on as precedent as to how similar cases may be handled. In many cases, appraisers are required to complete additional education as part of a consent order. Please check with the Board office if you have questions regarding an individual's current license status.

Salvatore Mastrangelo A8858 (Cranberry Township, PA)

By consent, the Board voted that effective June 25, 2025, Salvatore Mastrangelo's certification as a residential appraiser is inactively suspended for a period of one year. During the inactive suspension Respondent shall not supervise any trainees in North Carolina. No later than January 5, 2026, Respondent shall complete the following coursework: one continuing education course on desktop/hybrid appraisals; and two Appraisal Foundation Corrective Education courses entitled: "Ethics, Competency, Negligence," and "Report Certifications: What Am I Signing and Why?" No later than January 5, 2026, Respondent shall provide certificates of completion for all courses to the Board office. The hours for the above coursework shall not be used for Respondent's continuing education credit hours and requirements. If Respondent fails to successfully complete the courses above and provide certificates of completion to the Board office by January 5, 2026, an active suspension shall be activated on January 6, 2026. The active suspension shall continue until Respondent provides proof of completion of the above courses to the Board office. Respondent does not plan to complete any appraisals in North Carolina during the inactive suspension of his license. Respondent shall submit in writing every three months to the Board office confirmation that he has not completed or provided significant assistance in any appraisals on real property located in North Carolina during the previous three-month period. Any failure to submit the above documentation to the Board office shall result in the inactive suspension becoming an active suspension of Respondent's license until the required documentation is submitted. If Respondent completes any appraisals or provides significant assistance in an appraisal, during any three-month period, he shall submit a complete log of his appraisals to the Board office for the appraisals completed on real property located in North Carolina during that three-month period. These appraisal logs shall be reviewed by Board staff and no less than two appraisals with supporting workfiles listed in each log submission shall be reviewed. Respondent shall cooperate with any requests made by Board staff to review his appraisal reports and workfiles. Any failure to cooperate with Board staff will result in the inactive suspension becoming an active suspension for the remainder of the inactive suspension period. In reviewing any appraisal report, if there are violations of the Board statutes, rules, or USPAP uncovered, further disciplinary action may be taken by the Board, after notice and an opportunity for a hearing has been provided.

In case number 2024-0001, Respondent completed an appraisal on a single-family residential property in North Carolina to determine the current market value for a refinance transaction. In Respondent's appraisal report, he did not verify the plat size when there was a discrepancy between the plat size listed in the county records and the MLS data, and as result, reported an incorrect plat size. Respondent did not indicate in his appraisal report that the subject property backs up to a golf course, and there is no commentary indicating how Respondent analyzed this factor as it relates to marketability and value of the subject, which detracted from the credibility of the appraisal report. Respondent did not disclose in the appraisal report the features of comparable sale no. 1, which also detracted from the credibility of his appraisal report. Respondent did not affix his North Carolina Appraiser's seal to the appraisal report, as required by Board rule. Respondent did not include original photos of the subject, as required by the scope of work for this assignment.

In case number 2025-0005, Respondent failed to report disciplinary action taken against his certified residential appraiser license in Virginia, as required by Board rule. The Virginia Real Estate Appraiser Board entered into a consent order on October 29, 2024, based on similar violations as found by this Board in case number 2024-0001,

Mastrangelo (Continued)

and imposed a monetary fine, probation, and coursework. In addition, New York Department of State, Division of Licensing Services, entered into a consent order with Respondent on January 24, 2025, based on similar violations as found by this Board in case number 2024-0001, and imposed a monetary fine and additional continuing education.

Respondent's conduct as set forth above, is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules.

The Appraisal Subcommittee (ASC) distributes a daily report to all state administrators on disciplinary actions taken on an appraiser. The Board utilizes this report, along with other measures, to ensure that appraisers conform with North Carolina Appraisal Board Rules and Statutes.

A licensee must report any revocation, suspension or other disciplinary action taken by a licensing authority, in North Carolina or any other jurisdiction, to the Board within 60 days of the final action.

DID YOU
KNOW?

Related Links



appraisalfoundation.org



appraisalfoundation.org



asc.gov



fanniemae.com



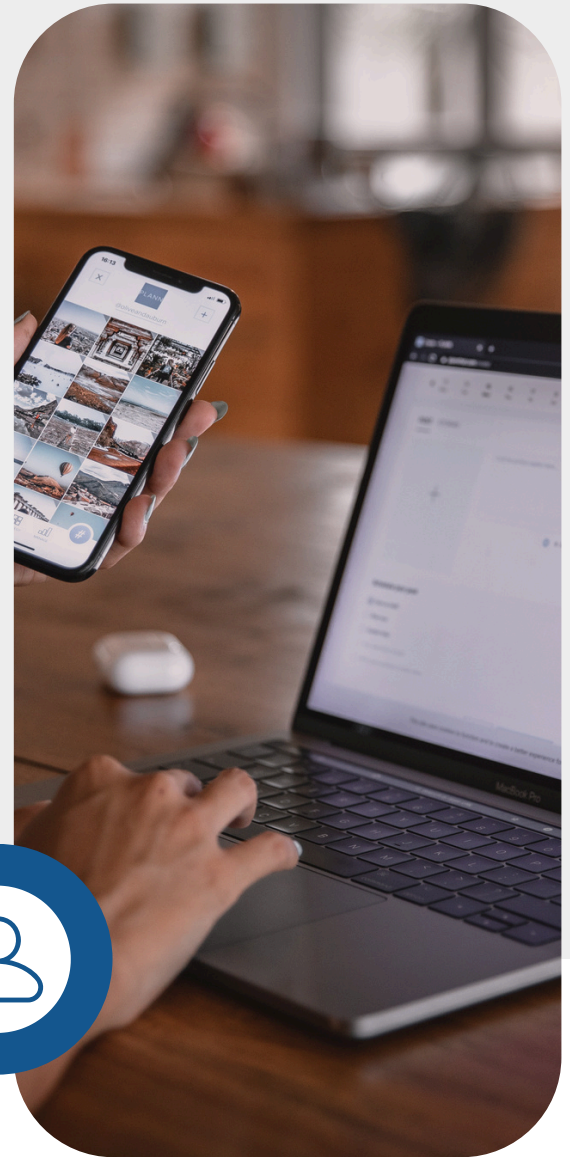
freddiemac.com



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Connect with Us!

Feel free to reach out to
us for further information!



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